

CHAPTER 17.56 COMMERCIAL-NEIGHBORHOOD (C-N) ZONE

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17.56.010 PURPOSE

The Commercial-Neighborhood (C-N) Zone may be cited as the “C-N” Zone and is established to provide areas where small-scale commercial retail and service uses may be located to accommodate the daily needs of local residents and motorists. Uses should be harmoniously integrated with surrounding neighborhoods and impose minimal detriment as a result of traffic, lighting, noise or other negative effects.

17.56.020 PERMITTED USES

The following uses may be conducted in the C-N Zone.

Retail sales and services, excluding auto services such as lube, stand-alone car wash, tune-up, tires, repairs

17.56.030 CONDITIONAL USES

A conditional use permit may be issued for the following uses in the C-N Zone.

Banks, credit unions

Gas stations/convenience stores

Restaurants

Drive-through establishments such as fast food, financial institution, pharmacy, but excluding auto services such as lube, stand-alone car wash, tune-up, tires, repairs

Bed & breakfast inn
Office, no larger than 3000 sq.ft. building

17.56.040 USE REGULATIONS

Uses may be conducted in the C-N Zone only in accordance with the following regulations.

1. Only allowed permitted, conditional or accessory uses as set forth in this Chapter may be conducted in C-N Zones. A conditional use permit must be obtained prior to the establishment of a conditional use. Sexually oriented business and second-hand merchandising are prohibited in C-N Zones.
2. All uses in C-N Zones shall be conducted within completely enclosed buildings, unless otherwise allowed in this Chapter, except those temporary uses customarily conducted in the outdoors including Christmas tree lots, fireworks stands and sidewalk sales associated with an approved use on the property.
3. Accessory uses and buildings may be conducted in C-N Zones only in conjunction with allowed permitted and conditional uses. Accessory uses include, but are not limited to, parking lots, properly screened utility and loading areas and other buildings and activities which are incidental and subordinate to the principal permitted or conditional use on the premises.
4. There shall be no open storage of trash, debris, used, wrecked or neglected materials, equipment or vehicles in C-N Zones. No commercial materials, goods or inventory may be stored in open areas in C-N Zones except for temporary display items which are removed daily and which may be located only on private property no closer than 10 feet from any public right-of-way. No more than 12 small party balloons and 6 weatherproof placards, each not exceeding 2 feet square, per business may be attached to the displays and shall be removed daily with the displays. All other signs and devices are prohibited. Outdoor storage of inventory or products such as firewood, water softener salt, garden supplies and building materials is permitted only in screened areas approved for such purpose with site plan review.
5. No vehicle, boat or trailer or part(s) thereof which is in a wrecked, junked, dismantled inoperative or abandoned condition, attended or not, may be parked or stored in C-N Zones for longer than 72 hours unless stored within a completely enclosed building.
6. No commercial vehicles such as earthmoving or material handling equipment, semi-trucks or trailers or any commercial truck, trailer or vehicle may be stored in C-N Zones for longer than 72 hours except in conjunction with development or construction activities on the property.
7. Utility trailers and recreational vehicles such as motor homes, travel trailers, water craft, campers and all-terrain vehicles, may not be stored in any area in C-N Zones.

17.56.050 DEVELOPMENT REVIEW

All uses proposed in C-N Zones may only be established in conformance with development review procedures of the City. Applicants shall follow the procedures and requirements of the South Jordan Municipal Code regarding development review in the preparation and review of development proposals in C-N Zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the City except as allowed State law.

17.56.060 LOT WIDTH AND FRONTAGE

No minimum lot width is required for lots in C-N Zones except for the initial lot of a development which shall have a minimum width of 150 feet measured at the minimum front yard setback at a point which corresponds to the midpoint of the front lot line. The initial lot shall abut the right-of-way line of a public street a minimum distance of 150 feet. Lots not fronting on a street must be accessible to the public via a recorded easement or right-of-way.

17.56.070 AREA AND DENSITY REQUIREMENTS

The following requirements shall apply in C-N Zones.

1. Minimum zone area. The minimum area of a C-N Zone shall be 1 acre. The maximum area of a C-N Zone shall be 5 acres.
2. Minimum project area. "Project" shall be defined as any development in C-N Zones for which preliminary plat or site plan approval has been proposed or granted. The minimum area of any project in C-N Zones shall be 1 acre.
3. Minimum lot area. There shall be no minimum lot area in C-N Zones.
4. Density. C-N Zones shall be established in conformance with Commercial designations on the Future Land Use Plan but shall not be located within 1/3 mile of another C-N, C-C or C-F Zone.

17.56.080 PRIOR CREATED LOTS

Nonconforming lots or parcels of land which legally existed or were created by a preliminary or final plat approval prior to the establishment of a C-N Zone shall be brought into conformance with the requirements of this Chapter prior to development.

17.56.090 YARD REQUIREMENTS

The following yard requirements shall apply on lots in C-N Zones.

1. Front yard, interior and corner lots. The minimum landscaped front yard for lots in C-N Zones shall be 20 feet.

2. Side yard, interior lots. No minimum side yard is required adjacent to non-residential or non-agricultural zones. The minimum side yard for lots adjacent to residential or agricultural zones shall be 30 feet, of which at least 10 feet adjacent to the property line shall be landscaped.
3. Side yard, corner lots. The minimum landscaped street side yard for corner lots shall be 20 feet.
4. Rear yard. No minimum rear yard is required adjacent to non-residential or non-agricultural zones. The minimum rear yard for lots adjacent to residential or agricultural zones shall be 30 feet, of which at least 10 feet adjacent to the property line shall be landscaped.
5. Buildings may not be located within a public easement.
6. All buildings in C-N Zones shall be separated by a minimum distance of 10 feet.

17.56.100 PROJECTIONS INTO YARDS

The following may be erected on or projected into any required yard space in C-N Zones.

1. Fences and walls in conformance with City Codes and Ordinances.
2. Flagpoles not exceeding 35 feet high.
3. Landscape elements including trees, shrubs and other plants.
4. Utility or irrigation equipment or facilities.
5. Decks not more than 2 feet in height.
6. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks or similar architectural features attached to the building extending not more than 2 feet into a side yard or 4 feet into a front or rear yard.
7. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building not exceeding 8 feet wide and extending not more than 2 feet into a side yard or 4 feet into a front or rear yard.

17.56.110 PARKING AND ACCESS

Parking areas and access in C-N Zones shall meet requirements of Chapter 16.26 of the South Jordan Municipal Code.

17.56.120 FENCING, SCREENING AND CLEAR VISION

The following fencing, screening and clear vision requirements shall apply in C-N Zones.

1. All mechanical equipment, antennas (where possible), loading and utility areas and trash receptacles shall be screened from view with architectural features or walls consistent with materials used in the associated buildings.

2. The boundary of a C-N Zone which is not in or adjacent to a street and which is adjacent to a residential or agricultural zone shall be fenced with a 6 foot, decorative pre-cast concrete panel or masonry fence as determined with development approval. A higher fence may be required or allowed in unusual circumstances. A building permit is required for fences and walls over 6 feet high. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined with development approval.
3. No wall, fence or screening material shall be erected between a street and a front or street side building line in C-N Zones except as required in #1 above.
4. Landscape materials, except for mature trees which are pruned at least 6 feet above the ground, shall not exceed 2 feet in height within a 10 foot triangular area formed by the edge of a driveway and a street right-of-way line or within a 30 foot triangular area formed by the right-of-way lines of intersecting streets.

17.56.130 ARCHITECTURAL STANDARDS

Buildings and signs should be coordinated and of residential scale with residentially compatible materials and architecture. The following exterior materials and architectural standards are required in C-N Zones.

1. Exterior walls of buildings in the C-N Zone shall be constructed with a minimum of 50% brick or stone. The balance of exterior wall area shall consist of brick, stone, glass, decorative integrally colored block and/or no more than 15% stucco or tile. Decorative accents and trim of other materials are permitted with development approval. Roofs shall be hipped or gabled with minimum 6:12 pitch.
2. All building materials shall be high quality, durable and low maintenance.
3. Exterior walls of buildings, in excess of 60 feet in length, shall have relief features at least 4" deep at minimum 20' intervals.
4. All buildings in a development shall be designed with a consistent architectural theme. All sides of buildings shall receive design consideration.
5. Signs shall meet requirements of Chapter 16.36 of the Municipal Code and shall be constructed of materials which are consistent with the buildings which they identify.
6. Buildings in C-N Zones shall not exceed 25 feet in height. Other structures may not exceed 35' in height unless otherwise allowed in this Title.
7. The exteriors of buildings in C-N Zones shall be properly maintained by the owners.

17.56.140 LANDSCAPING

The following landscaping requirements and standards shall apply in C-N Zones.

1. The front, side and rear yards of lots in C-N Zones, as described in Section 17.56.90, shall be landscaped and properly maintained with grass, trees and other plant material.

2. All areas of lots in C-N Zones not approved for parking, buildings or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
3. A minimum of one tree per 400 square feet, or part thereof, of required landscaped yard areas is required in C-N Zones in addition to other trees required in this section. A minimum of 30% of the required yard area trees shall be minimum 7' evergreens. Deciduous trees shall be minimum 2" caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.
4. All collector street and other public and private park strips in C-N Zones shall be improved and maintained by the adjoining owners according to specifications adopted by the City unless otherwise allowed with development approval.
5. Trees may not be topped nor may any landscape material be removed in C-N Zones without City approval. Any dead plant material shall be replaced in accordance with the requirements of this Chapter and the conditions of site plan or plat approval.
6. The following landscaping requirements shall apply in parking areas in C-N Zones.
 - a) Curbed planters with 2" or larger caliper shade trees and grass, shrubs or groundcover shall be installed at the ends of parking rows. Planters shall be at least 5' wide.
 - b) Shade trees shall be planted in double parking rows at minimum intervals of 6 stalls and along single parking rows at minimum 30' intervals and no farther than 6' from the parking area.
 - c) Minimum 5' landscaped planters shall be provided around building foundations except at building entrances, drive-up windows and loading and utility areas.
 - d) All landscaped areas adjacent to parking areas shall be curbed.
7. Developments which are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any areas so included and perpetually preserved may be counted toward required yard space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without written approval of any entity or agency having jurisdiction over said waterways.
8. All required landscaping in C-N Zones shall be installed (or escrowed due to season) prior to occupancy.
9. All landscaped areas, including adjoining public right-of-way areas, shall be properly irrigated and maintained by the owners.

17.56.150 LIGHTING

The following lighting requirements shall apply in C-N Zones.

1. A lighting plan shall be submitted with all new developments in C-N Zones. Site lighting shall be shielded to prevent glare on adjacent properties.
2. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.
3. Lighting fixtures on public property shall be architectural grade. A single street light design, approved by the City Engineer, will be used on the same street.

17.56.160 OTHER REQUIREMENTS

1. Private covenants. The developer of a condominium project in a C-N Zone shall submit a proposed declaration of covenants to the City Attorney for review, including an opinion of legal counsel licensed to practice law in Utah that the condominium meets requirements of Utah State law, and record the covenants with the condominium plat for the project.
2. All development sites in C-N Zones shall be graded according to the City's engineering and building requirements to provide adequate drainage. Buildings shall be equipped with facilities for the discharge of all roof drainage onto the subject lot or parcel.
3. All private areas in developments shall be properly maintained by the owners.
4. Buildings may not be located within a public easement.
5. A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the City.